2026-2125-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443957 DEEDWARR
07/10/2026 12:26:30 PM 5 pgs
Fees: $28.00 Taxes: $684.50
20260710-0062491

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of July, 2026

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wanda Williams	Wanda Williams	043-04-0-049
3804B Abbott Martin Road	3804B Abbott Martin Road	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Diane R. Dinkens, Melinda F. Wilson, Daniel R. Gibbs and Jon A. Gibbs, the Heirs-at-law of William Bose Gibbs, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 63 on the unrecorded Map of Scenic View Subdivision, and described according to a copy of a survey made by W. W. Turner, Engineering Company dated September 14, 1948, as follows:

BEGINNING at a point in the easterly margin of Havron Avenue at the corner of Lots 45 and 63; thence with the line between said lots, easterly 00.9 feet to a corner of Lot 46; thence with the line between Lots 46 and 63, southeasterly 98.9 feet to a corner of Lot 64; thence with the line between Lots 63 and 64, southwesterly 170 feet to the easterly margin of Havron Avenue; thence with the margin of the same, northwesterly partly around a curve 206.3 feet to the point of beginning.

Being the same property conveyed to William Bose Gibbs, unmarried, by Warranty Deed dated November 20, 1997, from Estate of Wanda L. Messick, of record in Book 10718, page 828, of record in Register's Office for Davidson County, Tennessee. The said William Bose Gibbs having since died intestate on March 2, 2026, leaving his interest to Diane R. Dinkens, Melinda F. Wilson, Daniel R. Gibbs and Jon A. Gibbs, his Heirs-at-law, as evidence in Case No. 26P782, Seventh Circuit Court for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years.**

This is improved property known as: **149 Scenic View Road, Nashville, TN 37138.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of July, 2026.

Jon A. Gibbs

Jon A. Gibbs

STATE OF Ohio
COUNTY OF Lake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jon A. Gibbs** , to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of July, 2026.

Julia Pattie

Notary Public
My commission expires Dec-8, 2030

JULIA PATTIE
Notary Public-State Of Ohio
My commission expires 12/08/30

WITNESS our hands this 1st day of July, 2026.

Daniel R. Gibbs

Daniel R. Gibbs

STATE OF Georgia
COUNTY OF Muscogee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel R. Gibbs,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of July, 2026.

Vivian J Barclay

Notary Public
My commission expires 01/29/2027

VIVIAN J BARCLAY
Notary Public - State of Georgia
Muscogee County
My Comm. Expires Jan. 29, 2027

WITNESS our hands this 1st day of July, 2026.

Melinda F. Wilson

Melinda F. Wilson

STATE OF Arkansas
COUNTY OF Searcy

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melinda F. Wilson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of July, 2026.

Crystal Ragland

Notary Public
My commission expires 09-27-2028

CRYSTAL RAGLAND
MY COMMISSION EXPIRES
09-27-2028
NOTARY
PUBLIC
COMM. # 12705547
SEARCY COUNTY - ARKANSAS

WITNESS our hands this 1 day of July, 2026.

Diane R. Dinkens

Diane R. Dinkens

STATE OF Ohio
COUNTY OF Portage

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane R. Dinkens,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1 day of July, 2026.

Susan Lindsley
Notary Public
My commission expires 5/27/2029

SUSAN LINDSLEY
Notary Public, State of Ohio
My Commission Expires
May 27, 2029

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2026 (date of document).

Affiant Signature
Date 7/1/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2026.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202607100062491